



**Expo Colorado**  
695 South Colorado Blvd. | Denver, CO 80246



## Prime Colorado Boulevard Office Location

### PROPERTY DESCRIPTION & AMENITIES

- Easy access to I-25 and Downtown Denver
- Excellent views
- Close proximity to hotels, restaurants and retail
- On-site storage
- Monument signage on Colorado Blvd
- Covered and off-street parking
- Upscale Cherry Creek demographics





## AVAILABILITY

| Suite | SF    | Rate/SF    | Details   |
|-------|-------|------------|---|
| 150   | 1,308 | \$25.00/SF | This space use to be a former jewelry store. With direct street access, the suite features one office, storage space and a large open area for your retail needs. Ideal space for a coffee shop, boutique and more! |
| 260   | 1,241 | \$24.00/SF | This 2nd floor suite features an open reception area, 5 private offices and a break room.   |
| 490   | 535   | \$24.00/SF | This small top floor space is perfect for a small team. The suite features 2 private offices. <b>Available 1/1/2022.</b>  |

## BUILDING DETAILS: Expo Colorado

|                       |                        |
|-----------------------|------------------------|
| Address:              | 695 S. Colorado Blvd   |
| City:                 | Denver                 |
| County:               | Denver                 |
| Building Size:        | 47,069 SF              |
| Number of Floors:     | 4 + garden level       |
| Approx. Floor Plate:  | 16,548 SF              |
| Year of Construction: | 1982                   |
| Owner:                | KEW Realty Corporation |
| Parking:              | 2.57:1000              |



## LOCATION



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